117.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,600 / 691,600
					USE VALUE:	691,600 / 691,600
					ASSESSED:	691,600 / 691,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEREZIN LISA/ TRUSTEE
Owner 2:	LISA BERZIN TRUST AGREEMENT OF
Owner 3:	2020
Street 1:	63 DOTHAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HICKMAN JOHN W --ETAL -
Owner 2:	BEREZIN LISA -
Street 1:	63 DOTHAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,880 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1983, having primarily Clapboard Exterior and 1575 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6880.000	318,900		372,700	691,600
Total Card	0.158	318,900		372,700	691,600
Total Parcel	0.158	318,900		372,700	691,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.11 | /Parcel: 439.1

Legal Description

User Acct 75162

GIS Ref

GIS Ref

Insp Date 09/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 117.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,900	0	6,880.	372,700	691,600	691,600	Year End Roll	12/18/2019
2019	101	FV	254,100	0	6,880.	367,400	621,500	621,500	Year End Roll	1/3/2019
2018	101	FV	254,100	0	6,880.	282,200	536,300	536,300	Year End Roll	12/20/2017
2017	101	FV	254,100	0	6,880.	266,200	520,300	520,300	Year End Roll	1/3/2017
2016	101	FV	254,100	0	6,880.	244,900	499,000	499,000	Year End	1/4/2016
2015	101	FV	209,300	0	6,880.	228,900	438,200	438,200	Year End Roll	12/11/2014
2014	101	FV	209,300	0	6,880.	210,800	420,100	420,100	Year End Roll	12/16/2013
2013	101	FV	209,300	0	6,880.	210,800	420,100	420,100		12/13/2012

!9072!

PRINT

Date	Time
12/10/20	23:35:25

LAST REV

Date	Time
09/04/20	11:22:59

mmcmakin

9072

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HICKMAN JOHN W	75435-517	1	8/24/2020	Convenience	99	No	No		
	19629-136		2/1/1989		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2018	1072	Porch	29,000	C				replace deck & fro
11/4/2014	1492	Redo Kit	59,240					Renovate kitchen a

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Info By Phon	DGM	D Mann
9/14/2018	MEAS&NOTICE	CC	Chris C
6/10/2015	Permit Insp	PC	PHIL C
11/26/2008	Meas/Inspect	355	PATRIOT
10/25/2000	Hearing Chag	201	PATRIOT
3/16/2000	Inspected	264	PATRIOT
2/9/2000	Measured	264	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6880		Sq. Ft.	Site		0	70.	0.77	6			Water	-15					372,710						372,700	

Total AC/HA: 0.15794 | Total SF/SM: 6880 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 372,710 | Spl Credit | Total: 372,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	7.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		7.7	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31666660
Const Adj.:	0.99495000
Adj $ / SQ:	137.552
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345530
Depreciation:	26606
Depreciated Total:	318924

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

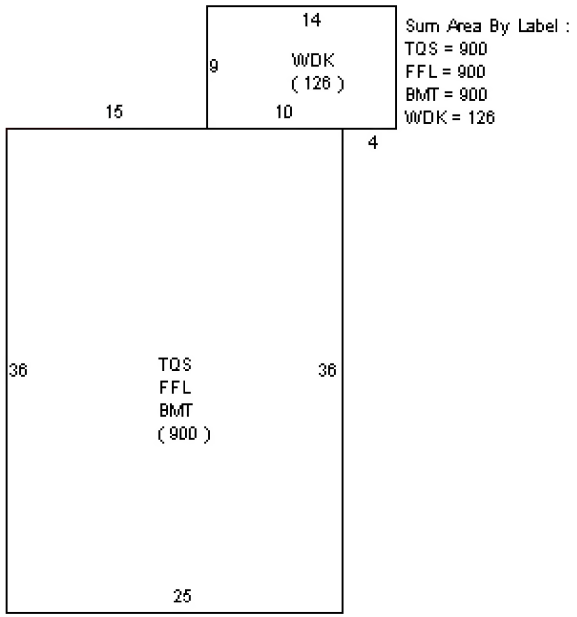
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.55
Special Features:	0	Val/Su Net:	122.61
Final Total:	318900	Val/Su SzAd	202.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	41.270	37,139
FFL	First Floor	900	137.550	123,797
TQS	3/4 Story	675	137.550	92,847
WDK	Deck	126	13.870	1,747

Net Sketched Area:	2,601			Total:	255,530
Size Ad	1575	Gross Are	2826	FinArea	1575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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